

# **CITY OF EAST PROVIDENCE**

## **PLANNING BOARD**

### **MINUTES**

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**Date:** Monday, April 11, 2016  
**Time:** 7:00 PM  
**Place:** City Hall, 145 Taunton Ave, Room 306

#### **1. CALL TO ORDER**

Chairman Robinson called the meeting to order at 7:05 PM.

#### **2. PLEDGE OF ALLEGIANCE**

Those in attendance stood and recited the Pledge of Allegiance to the Flag.

#### **3. SEATING OF ALTERNATE MEMBER(S)**

Chairman Robinson noted that there was a quorum of four regular members and no alternates would be seated as none were present. Ms. Feather noted that Alternate Christopher Grant was going to come to the meeting but had an emergency and called staff to make sure there was a quorum.

#### **4. APPROVAL OF PLANNING BOARD MINUTES**

Minutes of March 14, 2016 (enclosed)

Chairman Robinson noted that since he recused himself on an item on last month's agenda that he would be abstaining from voting on these minutes. Upon a motion by Ms. Moravec, seconded by Ms. Rockwell, the minutes of March 14, 2016 were approved 3 – 0 with Chairman Robinson abstaining.

#### **5. APPROVAL OF PLANNING BOARD CORRESPONDENCE**

None.

#### **6. NEW BUSINESS**

- A. File # 2016 - 4 "Rumford Center" Request for Approval of Modification to  
Building # 11 Conceptually Shown on Previously Approved 2006 Final Site Plan  
(in Phase III)  
20 Newman Avenue (at Greenwood Avenue)  
Applicant/Owner: Peregrine Group LLC

Rumford Center- Building # 11 (Continued)  
Assessors Map 403/ Block 23/ Parcel 1.2  
Zoning: Comm. – 2 /Mixed Use Overlay; Area: 3.465 Acres (Entire Site 8.3± acres)  
With 4/7/16 Staff Recommendation and Attachments

Chairman Robinson read the particulars of this request into the record of the meeting. Ms. Feather noted that the applicant had identified the Assessor's Parcel as 1.1 but it is really 1.2. She stated that it is Assessors Map 403/Block 23/Parcel 1.2. She noted that the Board had plans, building elevations, a traffic report, and a shared parking study for their review.

Chairman Robinson asked Mr. Jordan Stone of the Peregrine Group to make a presentation to the Board. Mr. Stone was sworn in by City Solicitor Timothy Chapman. Mr. Stone noted that when the Preliminary Plan was conditionally approved by the Board in 2006, Building #11 was shown on the third lot of the subdivision. He said that at that time, before the recession and resulting changes in the real estate market, the thought was that when Building # 11 was built in Phase III it would contain 39 condominium (ownership) units, retail, and a covered parking structure. (The Administrative Officer approved the Final Plan and it was recorded in the City's Land Evidence records in February 2007.) He noted that now in 2016 with the market changes, which could not be foreseen, that they are proposing a 5-story 67,000 square foot apartment building with 80 units, with some internal amenities for residents, such as a community room, a rooftop terrace and café, and a propane powered outdoor fire pit and seating area. Mr. Stone noted that they are asking the Board to approve modification to the 2006 plan to allow Building #11 to be built as currently proposed.

Chairman Robinson asked Ms. Boyle for clarification on the action being requested of the Board. Ms. Boyle indicated that since Building #11 was shown conceptually in Phase III of the 2006 overall master plan the Planning Board approved for the site, that a modification is being requested to build a different building in 2016 than was conceptualized on the plan in 2006. Chairman Robinson asked Ms. Boyle for the staff report. Ms. Boyle asked Ms. Feather to give the staff report.

Ms. Feather noted that the Planning Board was given the site plan for the proposed development, the elevations for Building #11, floor plans for each floor, elevations for each side of the building, and reports on Traffic Impact and Shared Parking conducted by Pare Engineering of Lincoln, Rhode Island. The City Engineer had also sent a memorandum regarding the sewer connection for the building. The Fire Chief had requested a paved path for the placement of ground ladders on the northerly side of the building, to which the developer agreed and that was presented to the Board at the meeting as shown on the landscaping plan. The Zoning Officer worked with the developer prior to the Planning Board to identify some required zoning variances and Ms. Feather noted that this development was on the agenda for the May 9, 2016

Zoning Board of Review meeting. She noted that one of the proposed conditions should the Board approve the modification was conditional upon the applicant obtaining any and all required variances.

The Shared Parking Agreement on this overall development was discussed. There is an existing Shared Parking Agreement for the development presently on-site, and that agreement is recorded, along with a plan showing the off-street parking space, in the City's Land Evidence records. Ms. Feather noted that the existing agreement would be modified and re-recorded.

Mr. Batty expressed concerns over whether there was sufficient off-street parking for the new building. Mr. Stone noted that they would be paving the area to the rear of the proposed building that is currently only a base asphalt course, and would put a top coat and striping for over thirty additional spaces. He noted that Pare Corporation of Lincoln, Rhode Island had done a Shared Parking study for the overall property and that there were always more than sufficient parking spaces in each hour from 6:00 AM to 10:00 PM to accommodate all the uses.

Ms. Feather noted that the study surveyed parking spaces hourly from 6 AM to 10 PM noting the spaces utilized and those vacant. She noted that management also gave Pare Corporation the actual parking usage for the current residential tenants, as well as calculate the demand for parking for all the proposed and existing use based on a Shared Parking publication by the Urban Land Institute. She noted that Pare Corporation have done the previous Shared Parking Study in 2006. Ms. Feather noted that given all of these factors, including the success of the current shared parking, and that the property owners wish to keep their tenants happy with adequate parking, that staff has confidence with the conclusion of Pare Corporation on the feasibility of the shared parking. She noted that the development functions in a unified manner over the 8.3 acres. However, she did note this could be examined in the future if any issues arose.

Mr. Batty and other members noted that this was a very popular destination during the day and evening because of some of the tenants, including Seven Star Bakery, Avenue N Restaurant and the Avenue N Pantry.

Ms. Feather noted that Pare Corporation, who had also done the Traffic Impact Analysis for the 2006 overall master plan, had done a traffic impact study for the proposed Building #11. She noted that there were no issues on the roads in the immediate vicinity of the project site. The analysis did note that the State should consider installing dedicated left turn lanes at the intersection of Pawtucket Avenue and Newman Avenue.

### **Comprehensive Plan and General Purposes of Land Development**

Ms. Feather noted that the proposed Building #11 was consistent with several aspects of the City's Comprehensive Plan and with the General Purposes Article 1, Sec. 1 – 2 of the "East Providence Land Development and Subdivision Review Regulations" as they apply generally to

the content and process of the Regulations and generally to standards of development. This is detailed on pages 5, 6 and 7 of the staff recommendation to the Planning Board dated April 7, 2016, which Ms. Feather asked that prior to any vote the Board may take that they enter this memorandum into the record of the meeting.

#### **Vote on Memorandum and Exhibits**

On a motion made by Mr. Batty, seconded by Ms. Moravec, the Board voted 4 – 0 to enter the staff recommendation dated April 7, 2016 and all its attachments and all exhibits received by the Board at the meeting into the record.

#### **Vote on Modification**

On a motion made by Ms. Moravec, seconded by Mr. Batty, the Board vote 4 – 0 upon a finding that the proposed modification is consistent with 19 – 2 General Purposes of Zoning, and consistent with the Comprehensive Plan, to Conditionally Approve the Modification to Building #11

#### **Vote on Delegation**

On a motion made by Ms. Moravec, seconded by Mr. Batty, the Board voted 4 – 0 to unanimously delegate Final approval of the Modification to the Administrative Officer.

### **7. CONTINUED BUSINESSSS**

None

### **8. OTHER BUSINESS**

None

### **9. STAFF REPORT**

#### **A. Status of Projects**

Ms. Boyle gave the Board an update on numerous projects and some of them had been helped by the zoning amendments recently passed by the City Council. Ms. Boyle gave updates on the following projects: University Orthopedics, Kettle Point, Village on the Waterfront, Coast Modern Construction (King Philip Road) and a combined application of Homestead Bakery and the Agawam Hunt Club.

**10. COMMUNICATIONS**

- A. Memorandum from Planning Department to Zoning Board of Review for Requests for Dimensional Relief for ZBR Meeting of April 6, 2016 (copy enclosed).
- B. Press Release in the East Providence Post dated April 7, 2016 regarding the City Council's recent adoption of the business and arts friendly zoning.

**11. ANNOUNCEMENT**

Next Meeting: *Monday, May 9, 2016* at 7:00 PM in Room 306.

**14. ADJOURNMENT**

The Board adjourned at 7:58 PM.

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CC: City Manager  
Mayor Rose, Council Liaison  
City Engineer  
City Solicitor  
Zoning Officer